

Sent by email 26/6/20 -



24 June 2020

Mrs D Haywood
Planning Department
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
PO9 2AX



Dear Mrs Haywood

APP/20/00376: Fowley Cottage, 46 Warblington Road, Emsworth PO10 7HH

I refer to the above application and set out below my objections:

1. Highway Safety and Traffic

The traffic problem in the locality of the proposed development is only too familiar to local residents. The volume of traffic in the vicinity of Warblington Road, Beach Road and Kings Road has increased significantly over the 22 years we have lived in Beacon Square.

The junction of Warblington Road with the A259 is a notoriously difficult and dangerous junction to navigate and the safety of both motorists and pedestrians alike is a hot topic of conversation amongst residents.

As you are no doubt aware, the exit from Warblington Road to the A259 narrows to a single car width. As a result, motorists turning into Warblington Road are regularly confronted head on by a car about to exit. The exiting car is then forced to reverse on this narrow road. When more than one car is waiting to exit the problem is exacerbated resulting in a row of vehicles reversing down Warblington Road to allow the oncoming vehicle to enter.

Turning into Warblington Road from the A259 is also very difficult, particularly when making a right turn, due to restricted vision.

Turning right out of Warblington Road is often impossible, leaving drivers little choice but to turn left and turn around in the Jet Garage opposite.

This single lane exit and entrance cannot cope safely with the existing traffic and is long overdue a re-think. The anticipated increase in traffic can only add to the the risk of accidents.

One of the most popular alternative routes for entering and exiting the area is via Beach Road. Over the years we have lived here, this road, together with Warblington Road, has become a favourite parking spot for visitors to the shore.

The road layout, when approaching Warblington Road from Beach Road and turning left, necessitates a wider swing than is normal. The regular parking of cars and vans on the approaches to the crossroads from all four directions, right up to the cross roads, makes this a difficult manoeuvre, often forcing the driver to reverse and shuffle around in order to make the turn. This is very dangerous particularly, where people are often in the road removing kayaks and paddle boards from their vehicles.

A driver trying to turn right from Warblington Road into Beach Road will often find it impossible to do so if another car is trying to exit Beach Road and turn left into Warblington Road. Parked cars on both sides of Beach Road at the junction often means there is not room for the incoming car. Furthermore, the car wishing to turn into Beach Road is often too far to the right, due to parked cars on the left, to enable the other car to make the left turn!

Only this week I encountered a difficult situation on the corner of Beach Road with Warblington Road when a refuse truck was trapped due to parking congestion. The driver had no option but to reverse some distance in a narrow space and then attempt to turn in the road and take an alternative route. It is likely that such situations will become more common with increased volume of traffic and could put pedestrians and drivers at further risk.

The parking facilities in the development appear limited and it is likely that roads in the vicinity will have have to cope with any overflow, thereby creating an even more difficult and dangerous situation. It is also likely that there will be an increase in the number of large vehicles, such as delivery trucks, which will add to the congestion in the vicinity, particularly at the above mentioned junctions.

To summarise, the traffic situation in the area is already very serious and dangerous and the extra vehicles we are likely to encounter with the proposed development will have a severe and detrimental impact on the safety of residents and visitors.

2. Design, Layout and Appearance

I understand the houses to be constructed close to the boundary with Beacon Square will be only 3 metres from the border. The proximity of the new builds to the Beacon Square houses will mean that some residents in the Square will look directly onto large, solid house walls which seem to bear some resemblance to shipping containers. Furthermore, the expanse of wall will block out light and cast shade on these gardens.

3. Conservation of Trees and Hedgerows

The siting of the new houses so close to the boundary with Beacon Square raises concerns as to the protection and management of the trees protected by TPOs.

I would be grateful if the above objections could be taken into account when the application is reviewed.

